

061.A

0012

0001.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

196,800 / 196,800

USE VALUE:

196,800 / 196,800

ASSESSED:

196,800 / 196,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: L1

Owner 1: SONAM TENZIN

Owner 2:

Owner 3:

Street 1: 4 BRIDLE PATH

Street 2:

Twn/City: SUDBURY

St/Prov: MA Cntry Own Occ: N

Postal: 01776 Type:

PREVIOUS OWNER

Owner 1: CHARIS ALEXANDER T & ERICA G -

Owner 2: -

Street 1: 12 COLONIAL VILLAGE DR

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 432 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	196,800			196,800		128212
							GIS Ref
							GIS Ref
							Insp Date
							10/25/17

PREVIOUS ASSESSMENT								Parcel ID	061.A-0012-0001.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	196,800	0	.	.	196,800	Year end	12/23/2021		Prior Id # 1: 128212	
2021	102	FV	194,200	0	.	.	194,200	Year End Roll	12/10/2020		Prior Id # 2:	
2020	102	FV	188,900	0	.	.	188,900	188,900 Year End Roll	12/18/2019		Prior Id # 3:	
2019	102	FV	173,300	0	.	.	173,300	173,300 Year End Roll	1/3/2019		Prior Id # 1:	
2018	102	FV	145,000	0	.	.	145,000	145,000 Year End Roll	12/20/2017		Prior Id # 2:	
2017	102	FV	135,600	0	.	.	135,600	135,600 Year End Roll	1/3/2017		Prior Id # 3:	
2016	102	FV	102,600	0	.	.	102,600	102,600 Year End	1/4/2016		mmcmakin	
2015	102	FV	91,200	0	.	.	91,200	91,200 Year End Roll	12/11/2014		ASR Map:	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHARIS ALEXANDE	66060-417		9/11/2015		170,000	No	No		
HAYES NANCY B--	43699-174		9/13/2004		145,000	No	No		
HAYES NANCY B	22992-379		3/23/1993			No	No	A	

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/27/2010	1056	Redo Kit	3,100					REDO BATH	7/23/2018	Mail Update	MM	Mary M					
6/14/2010	632	Manual	2,625					FRAMING REPAIRS	10/25/2017	Measured	DGM	D Mann					
6/3/2010	575	Inter-De	2,900						3/8/2016	Sales Review	PT	Paul T					
									5/6/2000		197	PATRIOT					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:	S20 - Size 20	

BATH FEATURES

Full Bath:	1	Rating: Good	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

Building Number 12.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other	
Upper	
Lvl 2	
Lvl 1	
Lower	

Totals	RMS: 2	BRs: 1	Baths: 1	HB
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GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1962
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDO INFORMATION

Location:	R - Rear
Total Units:	

Floor:	
% Own:	0.657700002

Name:	9 - 6021
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DEPRECIATION

Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	24.5 %	

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.88888884
Const Adj.:	0.84839994
Adj \$ / SQ:	520.823
Other Features:	35651
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	260647
Depreciation:	63858
Depreciated Total:	196788

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00
Special Features:	0
Final Total:	196800

Before Depr:	520.82
Val/Su Net:	455.56
Val/Su SzAd:	455.56

SKETCH**PARCEL ID**

061.A-0012-0001.0

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items: []

Total Special Features: []

Total: []

RESIDENTIAL GRID**OTHER FEATURES****KITS****A KITS****FPL****WSFlue****REMODELING****RES BREAKDOWN****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****Totals****1****2****1****Sub Area****Code****Description****Area - SQ****Rate - AV****Undepr Value****Sub Area****% Usbl****Descrip****% Type****Qu****# Ten****Net Sketched Area:****Total:****224,996****Size Ad****432 Gross Area****432 FinArea****432****IMAGE****AssessPro Patriot Properties, Inc**